

March 10, 2010

**ITEM NO. B2**

**AUTHORIZATION TO EXECUTE CONTRACT WITH WALSH  
CONSTRUCTION COMPANY OF IL FOR THE FAMILY HOUSING RENOVATION  
AT DEARBORN HOMES (IL2-009) – PHASE 5**

To the Honorable Board of Commissioners:

**RECOMMENDATION**

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to execute a contract with Walsh Construction Company of IL in the amount of \$29,927,000.00 for the Family Housing renovation of one hundred sixty-six (166) units and the associated site work and landscaping at Dearborn Homes (IL2-009) – Phase 5. Work will be performed on at 2840 S. State St., 2900 S. State St., 2901 S. Federal St. and 2910 S. Dearborn St. The work at 2840 S. State St. and 2900 S. State St., comprising seventy-two (72) units, is to be completed within two hundred ten (210) calendar days of the date set forth in the Notice to Proceed. The work at 2901 S. Federal St. and 2910 S. Dearborn St., comprising ninety-four (94) units, is to be completed within three hundred (300) calendar days of the date set forth in the Notice to Proceed.

**RECOMMENDATION SUMMARY**

Funding: General Fund

Specification No: 09 - 00467

Vendor: Walsh Construction Company of IL  
929 West Adams Street  
Chicago, IL 60607

Contract Type: Construction	Date Advertised:	December 14, 2009
Contract Amount: \$29,927,000.00	Pre-Bid Conference:	December 16, 2009
Number of Vendors Solicited: 512	Site Visit:	December 16, 2009
(including 86 MBE and 26 WBE Firms)	Addendum No. 1 issued:	December 29, 2009
Assist Agencies: 44	Date Bids Opened:	January 11, 2010
Number of Pick-Ups: 14	Advertisement Publication(s):	Chicago Sun-Times Chicago Defender Extra CHA BuySpeed
Number of Downloads: 66		
Number of Bids Received: 8		
Contract Time: Two hundred (210) calendar days from the date set forth in the Notice to Proceed for 2840 S. State St. and 2900 S. State St. Three hundred (300) calendar days from the date set forth in the Notice to Proceed for 2901 S. Federal St. and 2910 S. Dearborn St.		

M/W/DBE Participation:

Direct MBE 32 % WBE 8 % DBE \_\_\_\_\_ %

Indirect MBE \_\_\_\_\_ % WBE \_\_\_\_\_ % DBE \_\_\_\_\_ %

Waiver \_\_\_\_\_ (Yes/No)

Section 3:

Hiring # 25 Subcontracting \$ \_\_\_\_\_ Other Economic Opportunities \$2,500.00

**GENERAL BACKGROUND**

As part of the Capital Improvement Program, the Chicago Housing Authority (CHA) solicited bids for general contractors to perform the general renovation of one hundred sixty-six (166) Family Housing units, including site work and landscaping, at Dearborn Homes (IL2-009) – Phase 5. This work will be performed at 2840 S. State St., 2900 S. State St., 2901 S. Federal St. and 2910 S. Dearborn St. This work includes, is not limited to, interior and exterior rehabilitation of all tenant and common areas, including mechanical, electrical and plumbing systems, and site improvements.

**PROCUREMENT HISTORY**

The CHA advertised Invitation for Bid (IFB) No. 09 – 00467 on December 14, 2009 for the renovation of one hundred sixty-six (166) Family Housing units, including the associated site work and landscaping, at Dearborn Homes (IL2-009). This is Phase 5 of the ongoing renovation of this development and covers the buildings at 2840 S. State St., 2900 S. State St., 2901 S. Federal St., and 2910 S. Dearborn St. The IFB was advertised in the Chicago Sun-Times, the Chicago Defender and Extra, and on the CHA BuySpeed Online website.

The Pre-bid meeting and Site Visit were held on December 16, 2009. The CHA issued Addendum No. 1 on December 29, 2009. It answered Requests for Information (RFI), covered changes to existing drawings, and distributed both revised and new drawings.

The CHA received and opened eight (8) bids on January 11, 2010 at 10:00 am.

After reviewing the bid submittal materials, the Department of Procurement and Contracts and the Capital Construction Department held pre-award survey meetings with the three (3) lowest apparent bidders. Each firm responded to questions on the thoroughness of its bid and its capacity to perform this work.

Based on their submitted bid, the Department of Procurement and Contracts has determined that Walsh is the lowest responsive and responsible bidder at \$29,927,000.00. Walsh has considerable experience as a general contractor for CHA renovation efforts, including Altgeld Gardens and Philip Murray Homes. Walsh has shown the ability to bring projects in on time and within budget, with few if any change orders.

Based on the forgoing, it is in the CHA's best interest for the Board of Commissioners to

authorize the Chief Executive Officer or his designee to execute a contract with Walsh Construction Company of IL in the amount of \$29,927,000.00 for the renovation of one hundred sixty-six (166) Family Housing units, including the site work and landscaping, at Dearborn Homes (IL2-009) – Phase 5. The work at 2840 S. State St. and 2900 S. State St., comprising seventy-two (72) units, is to be completed within two hundred ten (210) calendar days of the date set forth in the Notice to Proceed. The work at 2901 S. Federal St. and 2910 S. Dearborn St., comprising ninety-four (94) units, is to be completed within three hundred (300) calendar days of the date set forth in the Notice to Proceed.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**RESOLUTION NO. 2010-CHA-26**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated March 10, 2010, entitled “AUTHORIZATION TO EXECUTE CONTRACT WITH WALSH CONSTRUCTION COMPANY OF IL FOR THE FAMILY HOUSING RENOVATION AT DEARBORN HOMES (IL2-009) – PHASE 5”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** that the Board of Commissioners authorize the Chief Executive Officer or his designee to execute a contract with Walsh Construction Company of IL in the amount of \$29,927,000.00 for the renovation of one hundred sixty-six (166) Family Housing units and the associated site work and landscaping at Dearborn Homes (IL2-009) – Phase 5. The work will be performed at 2840 S. State St., 2900 S. State St., 2901 S. Federal St., and 2910 S. Dearborn St.

The work at 2840 S. State St. and 2900 S. State St., comprising seventy-two (72) units, is to be completed within two hundred ten (210) calendar days of the date set forth in the Notice to Proceed. The work at 2901 S. Federal St. and 2910 S. Dearborn St., comprising ninety-four (94) units, is to be completed within three hundred (300) calendar days of the date set forth in the Notice to Proceed.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

